

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 19, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-06-90** Application of **Eric Kronberg** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 10 feet and 2) increase the building height from the maximum allowed of 35 feet to 38 feet, for construction of a single-family house. Property is located at **219 Corley Street**, fronts 64 feet on the east side of Corley Street, and begins 189 feet north of the northeast corner of Corley Street and Houston Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: Herman Hudson
Council District 2, NPU-M
- V-06-91** Application of **Andrew Morrison** for 1) a special exception from the zoning regulations to allow a 6-foot high wall (a.k.a. "privacy fence") in the front yard setback where up to a 4-foot high fence is otherwise allowed, and 2) a variance from the zoning regulations to allow a structure (i.e., a 10-foot high trellis) in the front yard setback. Property is located at **1675 Laurel Avenue, N.W.**, fronts 100 feet on the north side of Laurel Avenue, and begins 100 feet from the northeast corner of Laurel Avenue and Annie Street. Zoned R-4A (Single-Family Residential) District. Land Lot 223 of the 17th District, Fulton County, Georgia.
Owners: Justin and Jennifer Beals
Council District 9, NPU-D
- V-06-92** Application of **Kimberly Austin** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 5.5 feet, for a second story addition to a single-family house. Property is located at **996 Rosedale Road, N.E.**, fronts 50 feet on the west side of Rosedale Road, and begins 681.6 feet north of the northwest corner of Rosedale Road and Virginia Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 18th District, DeKalb County, Georgia.
Owner: Charles McCrary
Council District 6, NPU-F
- V-06-93** Application of **Laura Sosa-Rocha** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 4 feet, for construction of a 2nd story addition to a single-family house. Property is located at **1293 N. Morningside Drive, N.E.**, fronts 53 feet on the north side of N. Morningside Drive, and begins 212 feet east of the northeast corner of N. Morningside Drive and Lanier Place. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Laura Sosa-Rocha
Council District 6, NPU-F

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- V-06-94** Application of **Jeff Erwin** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 3.5 feet and 2) reduce the east side yard setback from the required 7 feet to 3.9 feet, for construction of a single-family house. Property is located at **2665 Brown Street, N.W.**, fronts 30.5 feet on the south side of Brown Street, and begins 233 feet east of the southeast corner of Brown Street and Clark Street. Land Lot 249 of the 17th District, Fulton County, Georgia.
Owner: Habitat for Humanity
Council District 9, NPU-G
- V-06-95** Application of **Anthony Hahn** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 5 feet, for construction of a one-story room addition to the rear of a single-family house. Property is located at **635 Elmwood Drive, N.E.**, fronts 50 feet on the south side of Elmwood Drive, and begins 260 feet east of the southeast corner of Elmwood Drive and Monroe Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: David Ragland
Council District 6, NPU-F
- V-06-96** Application of **John C. Wesley** for a variance from the zoning regulations to reduce the rear yard setback from the required 30 feet to 15 feet, for a new single-family house and swimming pool. Property is located at **2969 Andrews Drive, N.W.**, fronts 91.8 feet on the south side of Slaton Drive, and begins at the southeastern corner of Andrews Drive and Slaton Drive. Zoned R-2A (Single-Family Residential) District. Land Lot 113 of the 17th District, Fulton County, Georgia.
Owner: John Wesley
Council District 8, NPU-B
- V-06-97** Application of **Borghese Villas, LLC** for variances from the zoning regulations to 1) reduce the side yard setback from the required 15 feet to 5 feet, 2) reduce the rear yard setback from the required 25 feet to 15 feet, and 3) eliminate the requirement for an independent driveway from a public street. Property is located at **3276 NORTHSIDE PARKWAY, N.W.**, fronts 137 feet on the south side of Northside Parkway, and begins 3,147.8 feet from the southwest intersection of Northside Parkway and Moores Mill Road. Zoned O-I (Office-Institutional) District. Land Lot 182 of the 17th District, Fulton County, Georgia.
Owner: Borghese Villas, LLC
Council District 8, NPU-C

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- V-06-98** Application of **Stephen L. Shepherd** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 5 feet for construction of a 2nd story addition to a single-family house, and 2) reduce the east side yard setback from the required 7 feet to 3 feet for construction of a garage, and 3) increase lot coverage from the maximum allowed of 50% to 57%. Property is located at **387 9TH STREET, N.E.**, fronts 50 feet on the south side of 9th Street, and begins 100 feet west of the southwest corner of 9th Street and Taft Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Stephen L. Shepherd
Council District 6, NPU-E
- V-06-99** Application of **Renzo Rivera** for a variance from the zoning regulations to reduce the rear yard setback from the required 15 feet to 6 inches to allow for a 2nd story addition to a single-family house. Property is located at **392 ELVIRA STREET, S.E.**, fronts 60 feet on the north side of Elvira Street, and begins 126 feet west of the northwest corner of Elvira Street and Eric Street. Zoned R-4A (Single-Family Residential) District. Land Lot 41 of the 14th District, Fulton County, Georgia.
Owner: Irvin Cruz
Council District 1, NPU-Y
- V-06-100** Application of **Jimmarie Bou-Vincent for Trees Atlanta, Inc.** for a special exception from the zoning regulations to reduce onsite parking from the required 31 spaces to 12 spaces, for conversion of a warehouse building into an administrative and educational facility for Trees Atlanta, Inc. Property is located on **225 CHESTER AVENUE, S.E.**, fronts 138.8 feet on the west side of Chester Avenue, and begins 250 feet south of the southwest corner of Chester Avenue and Fulton Terrace. Zoned I-1 (Light Industrial) District. Land Lot 20 of the 14th District, Fulton County, GA.
Owner: Mitchell Jaffee, Cleveland Investments
Council District 5, NPU-N
- V-06-101** Application of **Michelle Akin** for variances from the zoning regulations to 1) allow an active recreation use (i.e., a swimming pool) adjacent to a public street, 2) reduce the half-depth front yard setback from the required 25 feet to 15 feet, and 3) reduce the rear yard setback from the required 20 feet to 15 feet, for construction of a new swimming pool. Property is located at **880 HAVEN OAKS COURT, N.E.**, fronts 90 feet on the north side of Haven Oaks Court, and begins at the northwest corner of Haven Oaks Court and Peachtree-Dunwoody Road. Zoned R-3 (Single-Family Residential) District. Land Lot 44 of the 17th District, Fulton County, Georgia.
Owner: Chris Ebert
Council District 7, NPU-B

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- V-06-102** Application of **Mike Hagan** for a variance from the zoning regulations to increase the height of a business identification sign from the allowed maximum of 30 feet to 45 feet. Property is located at **2681 (a.k.a. 2537) PIEDMONT ROAD, N.E.**, fronts 716 feet on the east side of Piedmont Road, and begins at the southeast corner of Piedmont Road and Sidney Marcus Boulevard. Zoned SPI 15-SA3 (Lindbergh Special Public Interest District-Subarea 3). Land Lot 48 of the 17th District, Fulton County, Georgia.
Owner: The Sembler Company
Council District 7, NPU-B
- V-06-103** Application of **David Ogram** for a variance from the zoning regulations to reduce the west side yard setback from the required 10 feet to 4 feet, for construction of a two-story garage addition on a single-family house. Property is located at **1499 HANOVER WEST DRIVE, N.W.**, fronts 110 feet on the north side of Hanover West Drive, and begins 132.4 feet east of the northeast corner of Hanover West Drive and Hyde Manor Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 195 of the 17th District, Fulton County, Georgia.
Owner: Gordon Jones II
Council District 9, NPU-C
- V-06-104** Application of **Thierry and Shannon Francois** for a variance from the zoning regulations to increase the height of a house from the allowed maximum of 35 feet to 54 feet, for construction of a new, single-family house. Property is located at **3410 RIDGEWOOD ROAD, N.W.**, fronts 335 feet on the west side of Ridgewood Road, and begins 719.2 feet north of the northwest corner of Ridgewood Road and West Paces Ferry Road. Zoned R-1 (Single-Family Residential District). Land Lots 234 and 240 of the 17th District, Fulton County, Georgia.
Owners: Thierry and Shannon Francois
Council District 8, NPU-A
- V-06-105** Application of **Dianna and Allen Laird** for 1) a special exception from the zoning ordinance to allow expansion of a legal non-conforming multifamily use (i.e., a triplex), for the purpose of rebuilding one unit and expanding the garage space, and 2) a variance for a parking pad/turnaround in the rear yard setback. Property is located at **535 COLLIER ROAD, N.E.**, fronts 75 feet on the north side of Collier Road, and begins at the northeast corner of Collier Road and Evergreen Lane. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 17th District, Fulton County, Georgia.
Owner: H. Dobbs Laird
Council District 8, NPU-C

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- V-06-106** Application of **John B. Mears** for a variance from the zoning regulations to reduce the rear yard setback from the required 30 feet to 25 feet to allow for a fireplace addition. Property is located at **2841 Vernon Road, N.W.**, fronts 168.38 feet on the east side of Vernon Road, and begins 199.9 feet south of the southeast corner of Vernon Road and Cherokee Road. Zoned R-2A (Single-Family Residential) District. Land Lot 113 of the 17th District, Fulton County, Georgia.
Owner: John B. Mears
Council District 8, NPU-B
- V-06-107** Application of **Vasilios Liakakos** for a special exception from the zoning regulations to allow accessory outdoor amplified music. Property is located at **794 JUNIPER STREET, N.E.**, fronts 60 feet on the west side of Juniper Street, and begins at the northwest corner of Juniper Street and Fifth Street. Zoned SPI-16-SA1 (Midtown Special Public Interest District, Subarea 1). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Jeff Notrica
Council District 2, NPU-E
- V-06-146** Application of **Greater Fair Hill Baptist Church** for 1) a special exception from the zoning regulations to reduce the on-site parking from the required 170 spaces to 155 spaces, and variances from the zoning regulations to 2) allow parking in the front yard setback, 3) allow parking in the half-depth front yard setback, and 4) allow parking in the required transitional yard, and 5) to allow a dumpster in the half-depth front yard setback. Property is located at **701 HAMILTON E. HOLMES DRIVE, N.W.**, fronts 196 feet on the east side of Hamilton E. Holmes Drive, and begins at the southeast corner of Hamilton E. Holmes Drive and Rockwood Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 208 of the 14th District, Fulton County, Georgia.
Owner: Greater Fair Hill Baptist Church
Council District 9, NPU-J

DEFERRED CASES

- V-06-15** Application of **Franz Schneider** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 15 feet, 2) reduce the north side yard setback from the required 7 feet to 2 feet, and 3) increase the lot coverage from the allowed maximum of 50% to 52%, for construction of a new, single-family house. Property is located at **426 ARNOLD STREET N.E.**, fronts 35 feet on the west side of Arnold Street and begins 115 feet south of the southwestern corner of Arnold Street and Angier Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14th District, Fulton County Georgia.
Owner: Sam Dickenson
Council District 2, NPU-M

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- V-06-19** Application of **David Ogram** for a variance from the zoning regulations to exceed the allowed maximum lot coverage of 50%, for construction of a detached garage on a single-family lot. Property located at **867 ARGONNE AVENUE N.E.**, fronts 45 feet on the east side of Argonne Avenue and begins 130 feet north of the Northeastern corner of Argonne Avenue and Seventh Street. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: 3-D Holdings, LLC.
Council District 6, NPU-E
- V-06-20** Application of **David Ogram** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 2 feet for construction of a new, detached garage and 2) allow an accessory structure to exceed the maximum allowed total floor area of 30% of that of the main structure (i.e., the house). Property located at **873 ARGONNE AVENUE N.E.**, fronts 45 feet on the east side of Argonne Avenue and begins 130 feet north of the Northeastern corner of Argonne Avenue and Seventh Street. Zoned R-5 (Two-Family Residential) District. Land Lot 48 Property is located at . . . of the 14th District, Fulton County, Georgia.
Owner: Joseph & Else Ballay
Council District 6, NPU-E
- V-05-399** Application of **Lee Mayweather** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet, and 2) reduce the half-depth front yard setback from the required 15 feet to 10 feet, for construction of a single-family house. The property is located at **423 ELM STREET N.W.**, fronts 77 feet on the east side of Elm Street and begins on the northeastern corner of John's Street and Elm Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Grace L. Taylor
Council District 3, NPU-L